

Wheeler Landing PUD Amendment of Uses in Area IV

The proposed amendment will add the additional uses of multi-family and assisted living/nursing home as permitted uses on approximately 20.94 (+/-) acres of property currently located in Area IV of the Wheeler Landing PUD. This amendment will allow for the development of an aging in place development comprised of single story attached multi-family development and a multi-story building comprised of independent living, assisted living and memory care units. The uses proposed for the site are permitted in other areas within the Wheeler Landing PUD, but not at this location.

The proposed modification of uses will allow for this buffer use between existing commercial industrial uses on a property with three areas visible from rights of way. The scope of this development will allow for a campus like feel, utilizing the existing common drainage infrastructure and a legal drain as buffering to 181st Street and Grand Park Boulevard, while the layout will provide for a single prominent entry for the campus along Dartown Road. The additions of the uses of multi-family and assisted living/nursing home to Area IV for only this acreage will allow for this development to occur in a more appropriate location than previous proposals within the Dartown Road area, and allow for the retention of members of the aging population within the Westfield Community.

The other item covered by the proposed amendment is to make an adjustment in the architectural standards for the subject area. The proposed amendment would change the requirements of Masonry Materials on the various building types for facades which are largely internal to the site. This modification will allow the proposed improvements to create the desired architectural look and feel of the developer for the entire project while insuring the quality expected by the PUD and Westfield community is met on facades visible to external rights of way.